

# NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



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The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

**Project Name:** MORITZ SHORT PLAT

**Case Number:** PLD2004-00089; EVR2004-00082

**Location:** 4015 NW 122<sup>ND</sup> Street

**Request:** The applicant is requesting to short plat an approximate 2.21 acres parcel into 3 single-family residential lots located in the R1-7.5 zone district.

**Applicant:** John C & Elizabeth Moritz  
4015 NW 122<sup>nd</sup> Street  
Vancouver, WA 98685  
(360) 576-7898, (360) 576-5405 fax  
[bones1958@aol.com](mailto:bones1958@aol.com)

**Contact Person:** Same as applicant

**Property Owner:** Same as applicant

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**Staff Contact:** Richard Daviau ext. 4895

**Neighborhood Contact:**

Felida Neighborhood Association  
Michele Cotner  
3711 NW 134 Circle  
Vancouver, WA 98685  
(360) 573-0822  
[michelecotner@attbi.com](mailto:michelecotner@attbi.com)

**Legal Description of Property:** (Parcel Number 188259-000) Southeast Quarter of Section 29, Township 3 North Range 1 East of the Willamette Meridian

**Plan/Zone Designation:** R1-7.5

**Approval Standards/Applicable Laws:**

Clark County Code Chapters: Title 15 (Fire Protection); Title 24 (Public Health); 40.220.010 (Single-Family Residential Districts); 40.350 (Transportation); 40.350.020 (Transportation Concurrency); 40.370.010 (Sewerage Regulations); 40.370.020 (Water Supply); Chapter 40.380 (Stormwater and Erosion Control); 40.540 (Land Division); 40.610 (Impact Fees); and RCW 58.17.110.

**Application & Fully Complete Date:**

Application Filed: October 1, 2004  
Fully Complete: December 3, 2004

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at **Richard Daviau (360) 397-2375, Ext. 4895** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/development/propoosedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

**Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Richard Daviau

**Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**

Or contact richard.daviau@clark.wa.gov

**Date of This Notice: December 17, 2004**

<p><b><u>Closing Date for Public Comments:</u></b> <b>December 31, 2004</b></p>
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